

MORASH, MELANIE

From: Kwan, Joseph P (CO) <Joe.Kwan@ngc.com>
Sent: Monday, July 20, 2015 7:09 PM
To: MORASH, MELANIE
Cc: Niemeyer, Linda (CO) (Contr); Mora, Rebecca; Hadlock, Holly; Jurist, Karen; hhom@sunnyvale.ca.gov; jgarnett@sunnyvale.ca.gov; Plate, Mathew; Stralka, Daniel; Shaffer, Caleb; Estrada, Thelma; Brown, Elizabeth C. (Law)
Subject: RE: EPA Approval - June 30th 2015 Vapor Intrusion Evaluation Report - Indoor Air Sampling Shows TCE Levels Acceptable for Building Occupancy - TRW Microwave Site - 825 Stewart Drive, Sunnyvale, CA

Hi Melanie – Thank you for sending EPA’s approval of our June 2015 Vapor Intrusion Evaluation Report. We express our appreciation for your timely evaluation of the vapor sampling results and then rendering the building acceptable for occupancy.

The property owner has agreed to conduct the additional round of confirmatory indoor air sampling following the completion of tenant improvements, repairs, and alterations inside the building. We will continue to work with the parties involved to ensure that the vapor intrusion concern is brought to closure.

Thank you for your assistance in helping us reach this milestone.

-Joe-

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From: MORASH, MELANIE [<mailto:morash.melanie@epa.gov>]
Sent: Monday, July 20, 2015 1:19 PM
To: Kwan, Joseph P (CO)
Cc: Niemeyer, Linda (CO) (Contr); Mora, Rebecca; Hadlock, Holly; Jurist, Karen; Maiden, Todd O.; Barker, Shau-Luen; Brett Stringer (brett.stringer@amd.com); Heather.OCleirigh@amd.com; J. Wesley Hawthorne; hhom@sunnyvale.ca.gov; jgarnett@sunnyvale.ca.gov; Plate, Mathew; Stralka, Daniel; Shaffer, Caleb; Estrada, Thelma
Subject: EXT :EPA Approval - June 30th 2015 Vapor Intrusion Evaluation Report - Indoor Air Sampling Shows TCE Levels Acceptable for Building Occupancy - TRW Microwave Site - 825 Stewart Drive, Sunnyvale, CA

Good afternoon, Mr. Kwan,

Thank you for submitting the above-reference report, detailing the results of the recent vapor intrusion (VI) sampling of the on-property building at the TRW Microwave Site, under ventilation-off conditions.

EPA appreciates the significant work that has been done to date at the property, which includes the following activities:

- vapor intrusion indoor air sampling showing trichloroethene (TCE) at concentrations ranging up to 7.7 micrograms per cubic meter (ug/m3), exceeding EPA’s long-term commercial Regional Screening Level (RSL) of 3 ug/m3 and EPA Region 9’s Interim Accelerated Response Action Level of 7 ug/m3 (10-hour workday);

- additional former source area excavations to remove residual contaminated mass;
- installation of a passive sub-slab vapor collection (mitigation) system at the building & repairs, verified by a California-registered engineer;
- closure of potential conduits for the VI pathway, including the “Eductor” and interior groundwater monitoring wells;
- sealing of other potential VI conduits, including slab piping penetrations, gaps between interior walls where soil is exposed, and expansion joints in the concrete slab;
- clean-out and visual inspection of the elevator shaft to verify its integrity; and
- additional confirmatory sub-slab and indoor air (10-hour TO-15 canister) sampling under ventilation-off conditions.

During the 2015 confirmatory indoor air sampling event, levels of TCE in indoor air were detected at concentrations ranging up to 0.58 ug/m3. Levels of TCE in soil vapor were detected at concentrations ranging up to 2,100 ug/m3 (relative to EPA’s RSL for soil vapor of 60 ug/m3).

These indoor air concentrations meet EPA’s requirements for being protective of public health under a commercial-use scenario, and demonstrate that the building is acceptable for occupancy.

However, EPA agrees with the report’s conclusions, namely, that an additional round of confirmatory indoor air sampling should be conducted following completion of tenant improvements in the building, and following any building repairs, alterations, etc. that have the potential to affect the integrity of the slab and passive soil-vapor collection system.

Please do not hesitate to contact me with any questions.

Regards,

Melanie Morash

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